



A1/A3 UNIT TO LET IN HAMMERSMITH

**5 HAMMERSMITH ROAD,
LONDON W14 8XJ**



Location:

The premises are situated in a prominent location opposite Olympia Exhibition Centre between Hammersmith Broadway and Kensington High Street.

There are a number of offices in the surrounding area including Harrods, Virgin, Regus, Playtech and Priory Group, with nearby retailers including Tesco Express and Pret A Manger.

Accommodation:

The unit is arranged over a ground floor and basement only and has the following approximate net internal areas:

| | | |
|----------------------|--------------------|------------------------------|
| Ground floor: | 500 sq. ft. | (46.45 m²) |
| Basement: | 697 sq. ft. | (64.75 m²) |

Use:

The retail premises benefits from A1/A2/A3 planning consent. Alternative uses may be considered subject to planning.

Rent:

£40,000 per annum exclusive

Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

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